CHAPTER XV

REGULATION OF BUILDINGS

General powers

305. Building bye-laws.—(1) With the approval of the Government the corporation may make bye-laws :—

(a) for the regulation or restriction of the use of sites or buildings, and

(b) for the regulation or restriction of building.

(2) Without prejudice to the generality of the power conferred by clause (a) of sub-section (1), bye-laws made under that clause may provide,—

(a) that no insanitary or dangerous site shall be used for building, and

(b) for the regulation or restriction of the construction of buildings intended for public worship on sites.

(3) Without prejudice to the generality of the power conferred by clause (b) of sub-section (1), bye-laws made under that clause may provide for the following matters :—

(a) information and plans to be submitted together with applications for permission to build ;

(b) height of buildings, whether absolute or relative to the width of streets ;

(c) level and width of foundation, level of lowest floor and stability of structure ;

(d) number and height of storeys composing a building and height of rooms ;

(e) provision of sufficient open space, external or internal, and adequate means of ventilation ;

(f) provision of means of egress in case of fire ;

(g) provision of secondary means of access for the removal of house refuse ;

(h) materials and methods of construction of external and party walls, roofs, and floors ;

(i) position, materials and methods of construction of hearths, smoke escapes, chimneys, stair cases, privies drains, cesspools ;

(j) paving of yards ;

(k) restrictions on the use of the inflammable materials in building ;

(l) in the case of wells, dimensions of the well, the manner of enclosing it and if the well is intended for drinking purposes, the means which shall be used to prevent pollution of water.

(4) Every bye-law made under sub-section (1) relating to grant of licence for the construction or reconstruction of a building shall provide that planting of trees and plants in the premises shall be a condition of every licence granted for the construction or reconstruction of any such building.

(5) No piece of land shall be used as a site for the construction of a building, and no building shall be constructed or reconstructed otherwise than in accordance with the provisions of this Act and of any rules or bye-laws made thereunder relating to the use of building sites or the construction or re-construction of buildings.

306. Power of corporation to regulate future construction of certain classes of buildings in particular streets or localities.—(1) The corporation may give public notice of its intention to declare,—

(a) that in any streets or portions of streets specified in the notice,—

(i) continuous building will be allowed ;

(ii) the elevation and construction of the frontage of all buildings thereafter constructed or reconstructed shall, in respect of their archi-

committee may consider suitable to the locality, or

(b) that in any localities specified in the notice the construction of only detached buildings will be allowed, or

(c) that in any streets, portions of streets of localities specified in the notice, the construction of shops, warehouses, factories, huts or buildings of a specified architectural character or buildings destined for particular uses will not be allowed without the special permission of the standing committee.

(2) No objections to any such declaration shall be received after a period of three months from the publication of such notice.

(3) The standing committee shall consider all objections received within the said period and may then confirm the declaration, and before doing so, may modify it, but not so as to extend its effect.

(4) The commissioner shall publish any declaration so confirmed and it shall take effect from the date of publication.

(5) No person shall, after the date of publication of such declaration, construct or reconstruct any building in contravention of any such declaration.

307. **Building at corner of streets**.—(1) The corporation may require any building intended to be erected at the corner of two streets to be rounded off or displayed off to such height and to such extent otherwise as it may determine, and may acquire such portion of the site at the corner as it may consider necessary for public convenience or amenity.

(2) For any land so acquired the corporation shall pay compensation.

(3) In determining such compensation allowance shall be made for any benefit accruing to the same premises from the improvement of the streets.